

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

11/6/13

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-October 2, 2013 Meeting Minutes

New Business:

Case No. BZA-13-0043 – Additional single family caretaker rental exceeds maximum density requirement – 5001 Pleasant Ave.:

A variance request submitted by Creekside Village of Fairfield, for the property located at 5001 Pleasant Ave., lot no. 197 in the R-3 zoning district.

The parcel currently exceeds the permitted maximum density with the existing units, as detailed in Section 1153.05(a) of the zoning code. The applicant wants to convert the existing leasing office into a single family caretaker's residence.

Case No. BZA-13-0044 – Patio room 3 feet into the rear yard setback – 131 Terrace Ct.:

A variance request submitted by Matt Hood, for David and Debbie Munson, for the property located at 131 Terrace Ct., lot no. 12841 in the D-1PUD zoning district.

Section 1191.14 of the zoning code states "A violation of a concept plan or final development plan for a planned unit development, as approved, shall constitute a violation of the Zoning Ordinance under Chapter 1135." The applicant wants to construct an enclosed patio, which will extend 3 feet into the 25 foot rear yard setback, as shown on the plot plan.

lkm

cc: Arthur Pizzano, City Manager
Alisha Wilson, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File